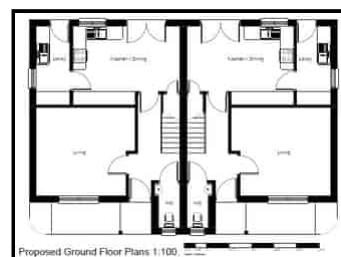


PHASE 4 NOW RELEASED! 2 open market houses available. Brand new high specification homes. Near Aberaeron/Llanon, Cardigan Bay. West Wales commuter belt.



Plot 20 Cae John, Cross Inn, Llanon, Ceredigion. SY23 5NT.

£229,000

R/4811/RD

* Phase Four now being released ** Brand new 3 bed (en suite) home ** Attention first time buyers ** Registered for Help to Buy ** Attention investors ** Global Home Warranties ** Modern living ** Perfect for the family ** Private garden ** Full double glazing ** Low running costs ** Efficient heating systems ** Modern design ** Off road parking ** Pleasant rural location ** Renowned local developer **

**** DO NOT MISS THIS OPPORTUNITY ****

A rare opportunity within this rural area, only 6 miles distance from the picturesque harbour town of Aberaeron offering a comprehensive range of shopping, schooling and leisure facilities, approximately 12 miles equidistance from the university towns of Aberystwyth and Lampeter. An extremely popular area with those desiring the country life.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

An opportunity to acquire a high specification 3 bed semi-detached home from this renowned local developer.

Dyfed Homes are releasing Phase 4 of this exciting scheme which offers 1st time buyers an opportunity to get onto the housing ladder or investors to secure properties with low maintenance and running costs.

The previous phases have been a renowned success with happy customers throughout enjoying a high quality build and specification of these impressive new build properties.

The last phase sold out quickly and we would encourage those with an interest to contact us at their earliest opportunity.

In terms of specification please note that flooring is included within the kitchen and dining areas, utility and WC, bathroom and en-suite rooms.

GROUND FLOOR

Covered Front Entrance/Porch

Entrance via a composite door.

Entrance Hallway



Cloak Room Off

With low level flush toilet and single wash-hand basin.



Lounge

3.9m x 4.4m (12' 10" x 14' 5") a good sized family room with large window to front, TV point, multiple sockets.



Kitchen/Diner

4.7m x 3.5m (15' 5" x 11' 6") offering fully fitted kitchen including electrical appliances and stainless steel 1½ sink and drainer unit, multiple sockets, extractor fan to cooker, oak

flooring, rear patio doors to garden.

Utility Room

Offering base units with 1½ stainless steel sink and drainer with mixer tap. Side door to garden.



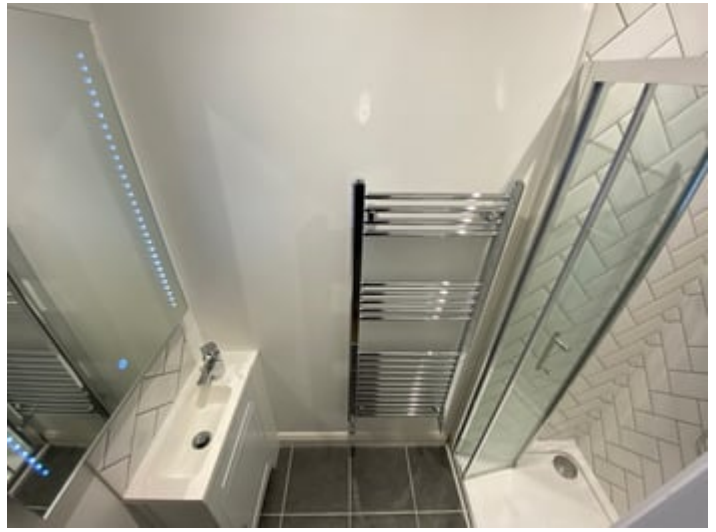
Principal Bedroom

3.9m x 3.2m (12' 10" x 10' 6") with large window overlooking rear, large double room with multiple sockets, TV point.



En-Suite

With 900mm base shower unit, single wash hand basin, WC.



Bedroom 2

A double room with large window to front, multiple sockets, TV point.



Bedroom 3

2.58m x 3.29m (8' 6" x 10' 10") a single bedroom with large window to front.



Bathroom

2.01m x 2.42m (6' 7" x 7' 11") 2.01m x 2.42m (6' 7" x 7' 11") with white sanitary ware, panelled bath with shower over, single wash hand basin, dual flush WC, heated towel rail, obscure glass window to rear.



EXTERNALLY

To the Front

To the front the property is approached from the adjoining estate road into a private parking area with space for up to 3 vehicles with frontal path leading to the main door.



To the Rear

A side footpath leading through to rear garden with good depth and a notable feature of this wonderful plot.

NOTE

Please note that the images are example photographs only.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

www.morgananddavies.co.uk. Also on our FACEBOOK

Page - www.facebook.com/morgananddavies. Please 'LIKE'

our FACEBOOK Page for new listings, updates, property

news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and

Instagram Pages

Services

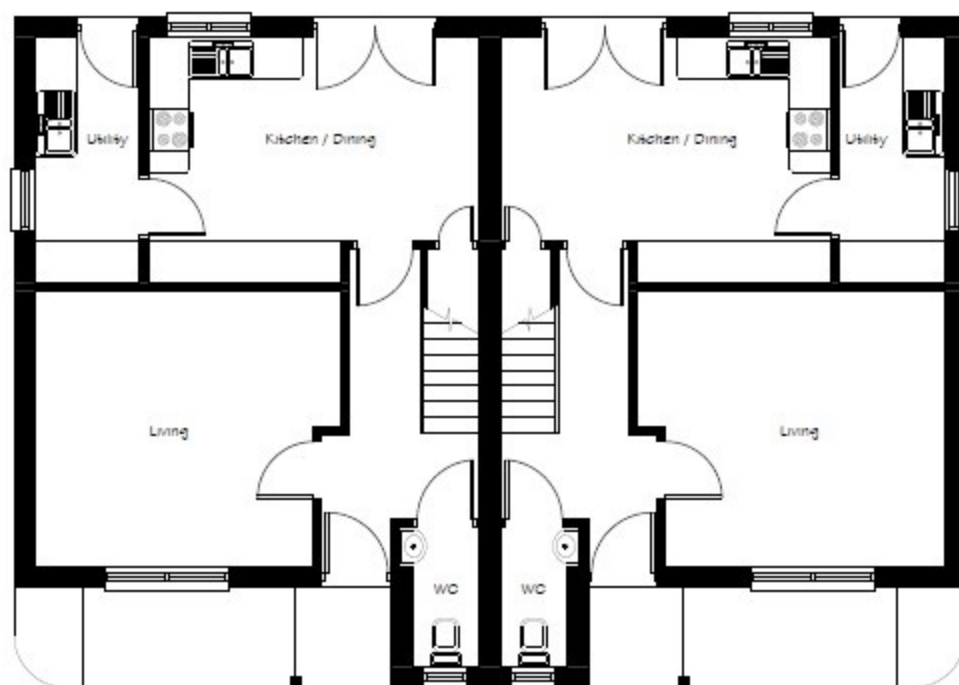
We are advised the property benefits from mains water,

electricity and drainage. Air Source central heating.

TENURE - Freehold.

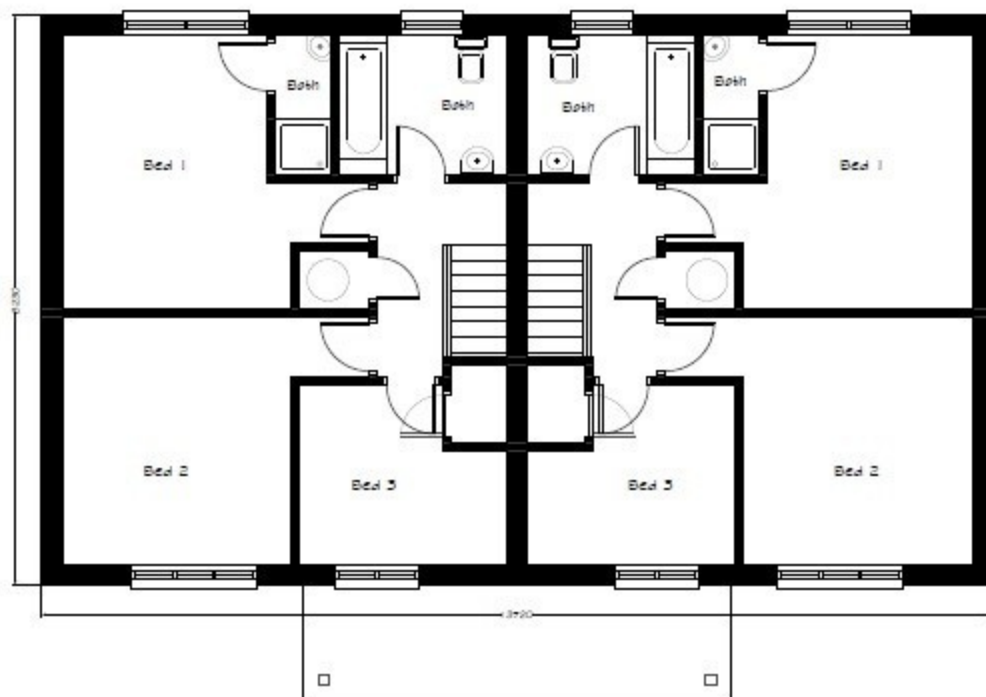
Council Tax - (Ceredigion County Council).

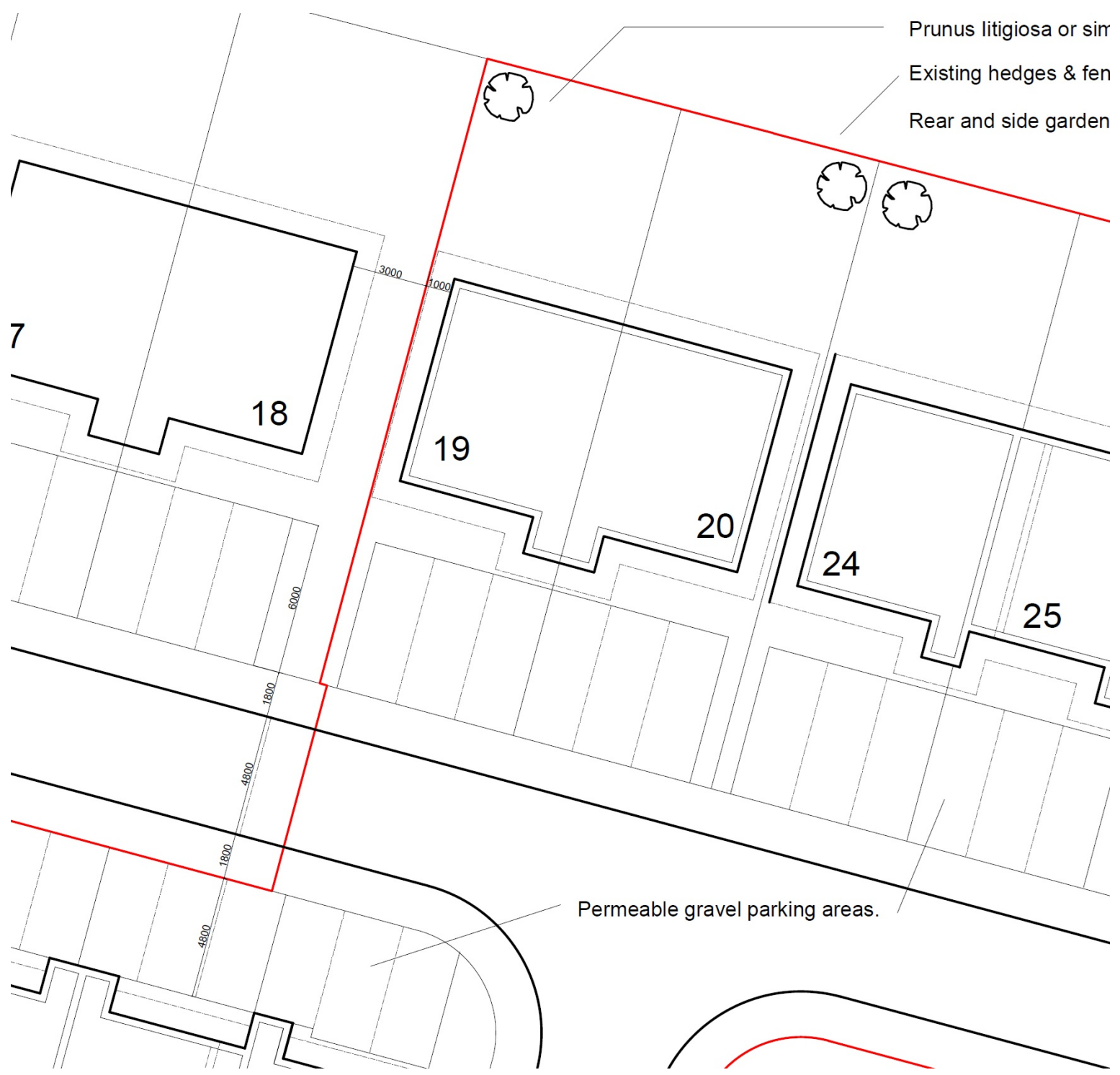
EPC - TBC.



Proposed Ground Floor Plans 1:100.







MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

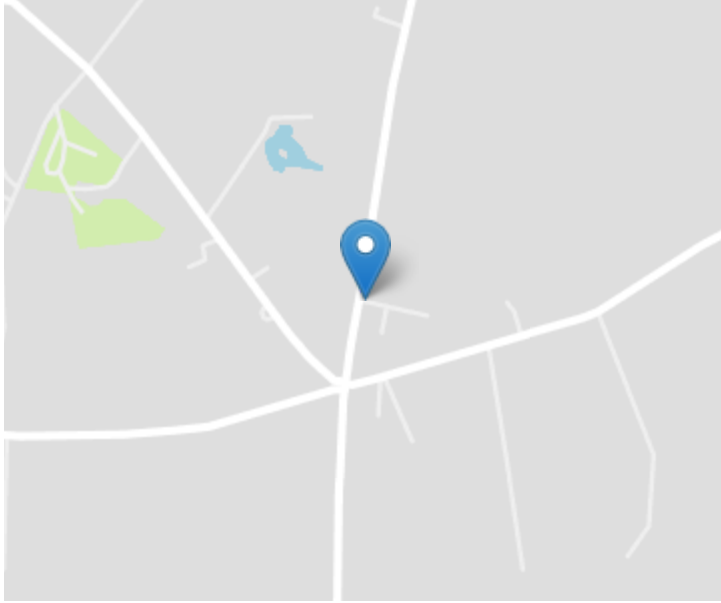
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Travelling from Llanrhystud on the A487, head north from the A487 on the village crossroads towards B4337 sign posted Lampeter. Proceed along this road for approximately 4 miles travelling through the village of Nebo, continue along this road for approximately another ½ mile and the development can be seen on the left hand side before you reach the crossroads at Cross Inn. The site is identified by the developer and the Agents For Sale Board.

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]